

# **Growth Management Oversight Commission**

**January 31, 2005**

**Ken Lee Building  
Conference Room**

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## **MINUTES**

**GMOC MEMBERS PRESENT:** Krogh O'Neill  
Spethman Tripp  
Palma Nordstrom

**MEMBERS EXCUSED:** Munoz; Garcia; Arroyo

**STAFF PRESENT:** Jim Sandoval, Dir. Planning & Building  
Dan Forster, Growth Mgmt Coordinator  
Rabbia Phillip, Recording Secretary  
Frank Rivera, Deputy Dir. Engineering

### **1. CALL TO ORDER**

Chairman Nordstrom called the meeting to order at 6:05 p.m. and asked the Secretary to call the roll. A motion was passed to excuse Mr. Garcia and Mr. Munoz.

### **2. APPROVAL OF MINUTES**

Commissioner Krogh mentioned that the publication of staff member Karin Schmerler was of a high standard and should be posted on the website. The Chairman suggested that Commissioner Krogh send some commendation note to her with a copy to Police Chief Rick Emmerson.

The Minutes of January 13th were approved and seconded by Commissioners Palma and Spethman.

### **3. PUBLIC COMMENT**

There was none at this time.

### **4. REVIEW OF QUESTIONNAIRES ON CVESD, SWEETWATER (WATER) AUTHORITY, DRAINAGE, SEWER, AIR QUALITY (as available)**

The Chairman noted that the Commissioners should already have reviewed the documentation. Dan Forster introduced Mr. Hector Martinez representing Sweetwater Authority. The commissioners posed questions and asked him for clarification on issues from the questionnaire. He was commending of the City's efforts in maintaining the water supply. Mr. Martinez stated that every foot of water rise in the reservoir was equivalent to a million dollars of revenue.

Dan Forster requested that the group move on to drainage. He distributed copies of an email from Commissioner Munoz with his comments on drainage. A map of Chula Vista showing flooding areas was also distributed. The Chairman turned the table over to Frank Rivera to respond to questions on this topic. He stated that there were certain criteria and regulations for cleaning out channels in sensitive areas, allowable at certain times of the year with approval from State resource agencies. The area at Bonita Road and I-805 is a flood area which needs attention but is governed by CalTrans, partially in state right-of-way too although the City has access to do maintenance. Mr. Rivera was asked to find out who is the lead or who has jurisdiction of this area.

The Chairman deferred Commissioner Munoz' emailed request of the final drainage report to Dan Forster to handle. Commissioner Krogh asked about the percentage of funding applied to drainage. Mr. Rivera stated that the percentages vary according to the demands of the individual project. The process of relining pipes has been extending the life of pipes, depending on the condition of the pipe, by double. Commissioner Tripp suggested that the Chairman of GMOC get on the distribution list for EIR's of CIP projects. Commissioner Spethman asked how the City determines which CMP pipes need upgrade or replacement. Frank responded that the field maintenance crews do systematic city-wide assessment. The Chairman thanked Frank on behalf of the commission and commended the legibility of the map.

Frank Rivera also presented information on Sewer. The City is in the process of brokering an agreement with the City of San Diego for increase in processing capacity. He stated that every agency which drains sewer into the Point Loma facility is a member of the City of San Diego Wastewater District and has to state their projected needs. In the future there will need to be another processing plant since Pt. Loma will not be able to handle the region's demand. The Chairman asked if the purple pipe program is created to expand as development occurs, equally in every city. Frank responded that every city is responsible for their own and as work is performed on the streets, pipes and laid and capped at both ends in anticipation of future use. The fees collected for sewer stays and is used for sewer which is monitored by an independent auditor for all the agencies in the District. The Chairman then thanked Mr. Rivera for his time.

Commissioner Nordstrom suggested that Air Quality and CVESD discussion be postponed to the next meeting, given the limited time remaining.

## **5. FINANCE THRESHOLD AND QUESTIONNAIRE RESPONSE**

Dan Forster thanked Commissioner Tripp for pursuing the issue of information not included in the Fiscal questionnaire. Mr. Tripp stated that if the information is relevant then it should be put back on the form otherwise it can be omitted. The Chairman restated for clarification that what is being requested is an accounting of fees being impounded in the future. Dan stated that there are two parts to the GMOC finance threshold, one is taking account of the DIF fees how they are collected and spent annually, which is being reported on; the other is what the City's fiscal health relative to the land uses and development in the near future and whether this will provide the city with the fiscal support necessary to provide maintenance. This is the issue which was not specifically reported on in recent years. Staff distributed two documents which showed the questionnaires in 1996 and 1997. Dan explained that he had researched how the issue was addressed, and found that in 1996 the departmental heads made verbal reports but the following years the questionnaire was developed and the question was dropped in the process, although not intentionally.

Dan commented on the usefulness of the fiscal indicator, the GMOC uses a five-year outlook, which may not be enough time. He suggested that a five-year and a twenty-year outlook measure would be more appropriate and helpful in tracking. Jim Sandoval stated that Chula Vista has a PFFA program to outline the type of infrastructure that will be needed as development occurs.

## **6. OTHER ISSUES**

Dan informed that the GMOC tour is scheduled for 02/12, Saturday. The first part would be on highlights of western Chula Vista hosted by Jim Hare. The second part would be a two-hour tour of the construction of SR-125 by California Transportation Ventures. The group will meet at the City facility at 8:00 a.m. and be completed by noon.

## **7. NEXT MEETING**

The Chairman clarified the additional items on the next meeting's agenda would be top-to-bottom review relative to expansion or responsibilities and roles of the GMOC.

The remaining questionnaires to be reviewed are Traffic, School Districts, Finance and Fire. These would be addressed at the following meeting.

Commissioner O'Neill requested this body get feedback on the latest developments of the Schools' Master Plan which was presented to the City to review the numbers.

**8. ADJOURNMENT**

The meeting was adjourned at 8:00 p.m.

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Rabbia Phillip  
Secretary

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Daniel Forster  
Growth Management Coordinator